



AUSTIN
ESTATE AGENTS

Autumn Cottage

Chapel Lane

Osmington

Weymouth

DT3 6ET

£525,000

SUMMARY

- Charming Detached Chalet Property
Situated on Generous Corner Plot
- Three Double Bedrooms
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen / Diner & Utility Room
- First Floor Bathroom & Ground Floor Shower Room
- Double Glazing & Gas Central Heating
- Attractive Gardens Wrapped Around The Property
- Detached Garage & Independent Driveway
- Idyllic Village Location of Osmington
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 16' 0" x 13' 1" *plus recess (4.87m x 3.99m plus recess)*

Dining Room 12' 6" x 9' 9" (3.82m x 2.96m)

Kitchen / Diner 11' 0" x 12' 11" *plus recess (3.35m x 3.94m plus recess)*

Utility Room 4' 9" x 10' 11" (1.44m x 3.32m)

Bedroom Two / Additional Reception Room 10' 1" x 9' 9" (3.07m x 2.97m)

Shower Room 5' 5" x 6' 11" (1.66m x 2.10m)

FIRST FLOOR

First Floor Landing

Bedroom One 12' 5" x 9' 11" (3.78m x 3.01m)

Bedroom Three 6' 1" x 12' 11" (1.85m x 3.94m)

Bathroom 5' 7" *max* x 8' 9" *max* (1.71m *max* x 2.66m *max*)

OUTSIDE

Front Garden

Rear Garden

Driveway

Garage 12' 3" x 13' 6" (3.74m x 4.12m)

THE PROPERTY

Autumn Cottage is located in the sought-after village of Osmington, tucked away in a charming and peaceful setting. This deceptively spacious home sits on a generous corner plot, arranged over two floors, and offers flexible accommodation with a delightful outlook. The property benefits from double glazing, gas central heating, and well-proportioned rooms throughout, including a spacious lounge, separate dining room, three generous bedrooms, a fitted kitchen/diner, utility room, ground floor shower room and first floor bathroom. Externally the property boasts attractive gardens, a detached garage and driveway parking.

The ground floor accommodation includes an inviting L-shaped reception hallway with doors leading to the principal rooms and an additional hallway where stairs ascend to the first floor. The lounge is a bright and well-proportioned room with two double-glazed windows overlooking the rear garden, flooding the space with natural light. A feature gas coal-effect fire provides a cosy focal point. The separate dining room is also generous in size, with a large front-aspect window. This versatile room could also serve as an additional bedroom if desired.

The kitchen / diner is tastefully fitted with an extensive range of matching eye-level and base units, complemented by contrasting work surfaces and attractive tiled flooring. Double-glazed windows to both rear and side aspects allow plenty of light. There is ample room for a family dining table, ideal for informal dining. A door leads to the utility room with plumbing for a washing machine and dishwasher, further work surfaces, and access to the rear garden. A ground floor shower room, which is contemporary in design, comprises a walk-in shower cubicle, low-level WC, vanity wash hand basin, tiled flooring, and complementary wall tiling. Completing the accommodation on the ground floor is the second bedroom, a spacious double bedroom with front aspect window.

On the first floor the landing area hosts doors to the two further bedrooms, family bathroom and storage cupboard. Bedroom one is a generous double with pleasant views over the surrounding area. This is a bright and airy room from dual aspect windows to the front and side. Bedroom three is another well-proportioned bedroom enjoying natural light from dual aspect windows. A door provides access to a walk-in cupboard. The family bathroom is fitted with a panelled bath, pedestal wash hand basin and low-level WC with natural light from a side aspect Velux window.





The Property Cont'd/ . . .

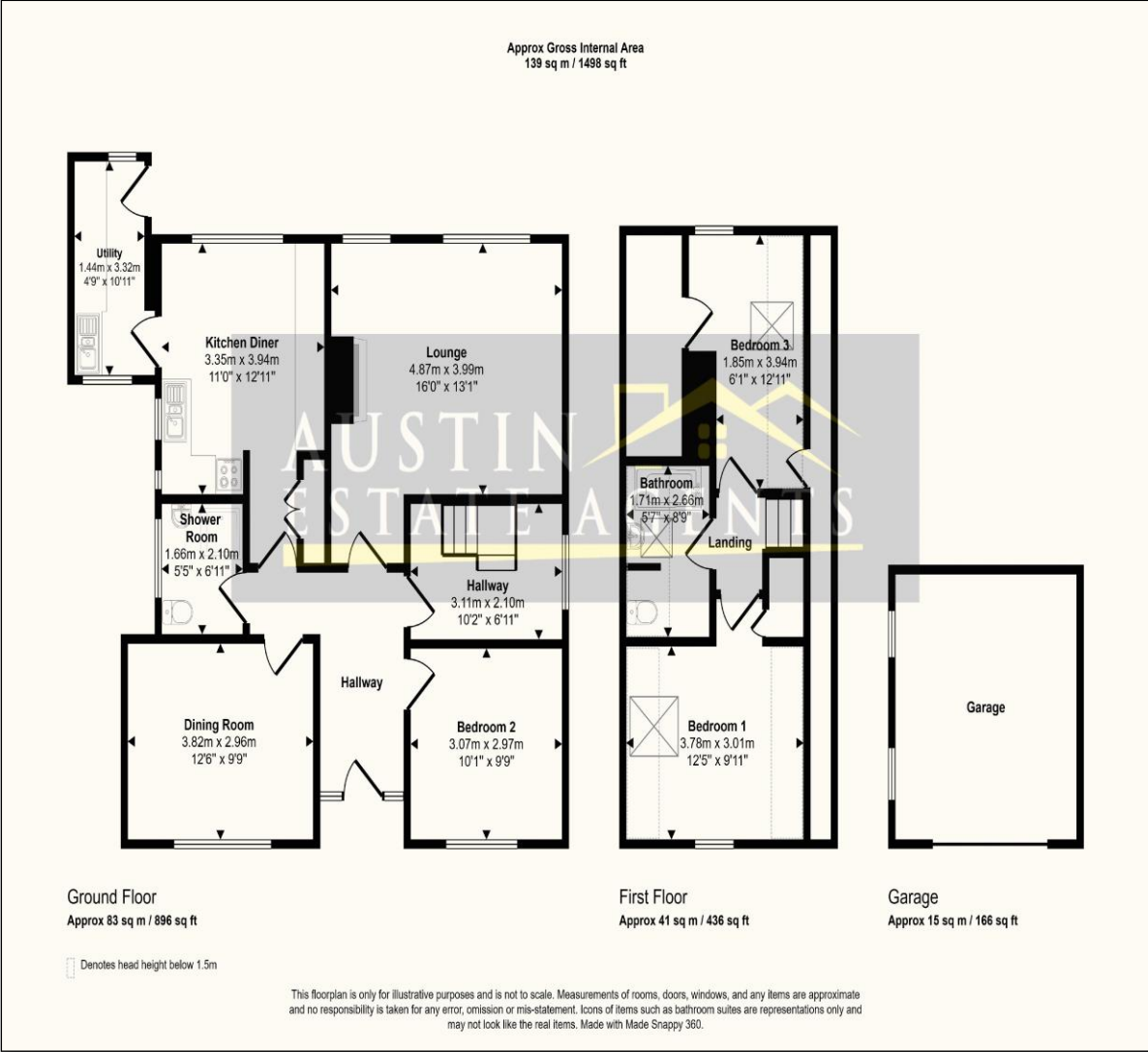
Externally, the property sits in a wonderful corner position. Approached via a wrought iron gate, the front garden is mainly laid to lawn with mature plants and shrubs. Side access leads to the delightful rear garden, which is beautifully landscaped with lawns, established trees, colourful planting, and a charming summer house. A wooden gate provides access to a good-sized garage with up-and-over door adjoining the property, with an independent driveway providing parking for two vehicles. Sean Austin, Director of Austin Estate Agents, comments, 'Autumn Cottage is a wonderful example of a Dorset country chalet, set in idyllic gardens within a highly desirable location. We strongly recommend a viewing to fully appreciate its charm and versatility.'

Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

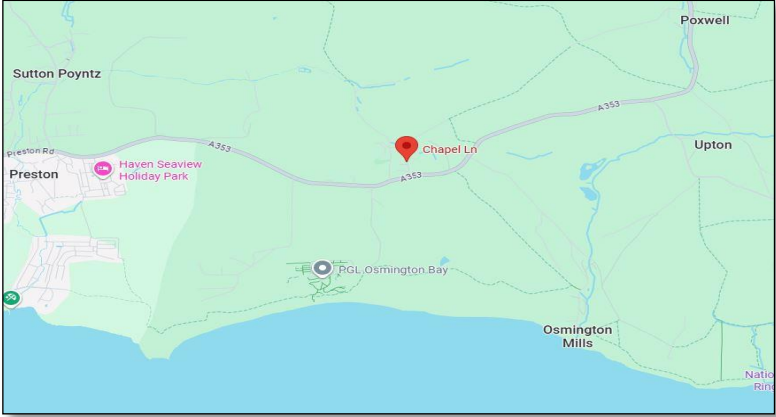
For further information, or to make an appointment to view this enchanting cottage, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
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THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.